



The countryside charity  
North Yorkshire

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Branch President  
The Lord Crathorne KCVO  
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**Authority:** Hambleton District Council

**Type of consultation:** Planning Application

**Full details of application/consultation:** 21/00330/FUL - Revised application for demolition of existing agricultural building and construction of an oak frame joinery workshop, complete with offices, covered stores, yard, carparking and minor alterations to the vehicular access to the highway

**At land at:** Land and buildings to the rear of Linton House, North Moor Road, Easingwold, North Yorkshire

**Type of response:** Objection

**1Date of Submission:** 9<sup>th</sup> March 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy  
Katie Atkinson, BA (Hons), Dip TP, MA  
MRTPI  
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## Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on this revised application for the demolition of an agricultural building and the construction of a new joinery workshop and associated works having submitted comments in May 2020 to the previous application.

CPRENY has no objection to the scale or design of the proposed building for its intended use and note that the revised Design and Access Study offers amendments to the overall aesthetic of the build to ensure compatibility with other agricultural buildings in the vicinity.

In essence CPRENY believe the comments submitted in our previous response to this proposal remain valid. CPRENY do not consider that the proposal is appropriate in this rural location and have serious concerns regarding implications for the local road network should this proposal be allowed.

The Council recognise through emerging policy EG7 that some businesses may require a rural location where it 'involves the expansion of an existing business where it is demonstrated that there is an operational need for the proposal that cannot physically or reasonably be accommodated within the curtilage of the existing site', or 'where replacement buildings are required to be in close proximity to an existing group of buildings'. The applicant has not demonstrated an operational need for this rural location – rather it is what is available. It has not been demonstrated that the applicant has considered all sites promoted via the emerging local plan which would better suit the type of development. Nor, is the business required to be in close proximity to other buildings and indeed is relatively isolated at this location. Furthermore, it is stated that a proposal will only be supported where it '*will not unacceptably harm the character, appearance and amenity of the area*' and would not (amongst other things) '*be prejudicial to highway safety*' and '*harm the countryside by way of traffic, parking, storage, light and noise pollution*'. CPRENY would have serious concerns about the highway implications for North Moor Road should this be approved.

The NPPF sets out clearly at paragraph 108 that when assessing sites for development safe and suitable access to the site can be achieved for all users and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an unacceptable degree. CPRENY are aware of the two potential routes to access the site, both of which are narrow, particularly North Moor Road which is the most direct. The area is typically rural and as such, as demonstrated by the number of concerned residents objecting to the proposals, frequented by pedestrians, cyclists and equestrians accessing the amenity provided by the countryside safely. It is considered that these vulnerable users could be put at risk should the proposals be approved because of traffic associated with the proposal.

CPRENY, therefore, object to the proposals at this location as it is not in conformity with the emerging Local Plan or national planning policy.

Should any further information be submitted in support of the proposals, CPRENY reserve the right to comment further.